



Meads Mount, Charnage, Mere, Warminster, Wiltshire

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# Meads Mount, Charnage, Mere, Warminster, Wiltshire BA12 6AR

A fabulous, detached family home with  
stunning far reaching rural views

Gillingham Station 5.2 miles (London Waterloo  
1 hour 57 mins), Shaftesbury 8.3 miles, Salisbury  
24.3 miles

Reception hall | Drawing room | Sitting room  
Study | Boot room | Attic | Kitchen/breakfast  
room | Utility | Cloakroom | Principal bedroom  
with en suite bathroom | 5 additional bedrooms,  
1 en suite | Shower room | Garden  
Garage | Workshop | Garden store | Paddock  
About 1.163 acres

EPC Rating: D

## The property

Meads Mount is an attractive family home that  
has undergone a complete renovation in 2020  
including a two-storey timber extension. It offers  
over 3,100 sq. ft. of adaptable and light-filled  
accommodation across three spacious floors.

The porch opens into a welcoming reception  
hall with a stairway to the first floor and access  
to a cloakroom. The accommodation flows into  
the sociable living spaces of the original home  
where there is a 19 ft. multi-aspect drawing  
room with a log burner and two sets of double  
doors to the south-westerly facing terrace.  
There is also an adjacent sitting room with a  
log-burning stove and a peaceful study, also  
enjoying garden views.

From the reception hall is a door to the  
impressive extension, which houses a spacious  
kitchen/breakfast/dining area. The sociable  
space with its attractive stone flooring with

underfloor heating benefits from bi-folding  
doors to the sunny patio, ample space for dining  
and a range of in-keeping and contrasting  
cabinetry and a handy utility and boot room.

To the first floor there are three well  
proportioned bedrooms plus a single bedroom  
in addition to a multi-aspect second bedroom  
with a modern en suite shower room and the  
generous principal bedroom opening directly  
to the bathroom with separate bathtub and  
walk-in shower. On the second floor there are  
two further comfortable bedrooms served by a  
shower room as well as an attic room.

## Outside

The property sits well within its sizeable private  
plot, approached via a large gravelled driveway  
which gives access to the detached garage with  
attached workshop and adjacent garden store.

Around the house are colourful planted  
gravelled borders with neat shrubs, and lush  
level lawns with far-reaching countryside  
views. There are also two paved and gravelled  
sun terraces, various hedges, and a paddock  
beyond, ideal for those wishing to keep livestock  
or a pony.

## Location

The home is surrounded by pretty countryside  
on the fringes of the scenic Wiltshire village  
of Mere, with its shops, Post Office, school,  
cafes, public houses and churches. Rail links  
run to London Waterloo in under 2 hours from  
nearby Gillingham, with the A303 close at hand  
providing convenient road connections to the  
A36 and further afield.

Frome, Salisbury, Shaftesbury and the Roman  
and cultural centre of Bath offer an extensive  
range of shopping.





## Meads Mount, Charnage, Mere, Warminster

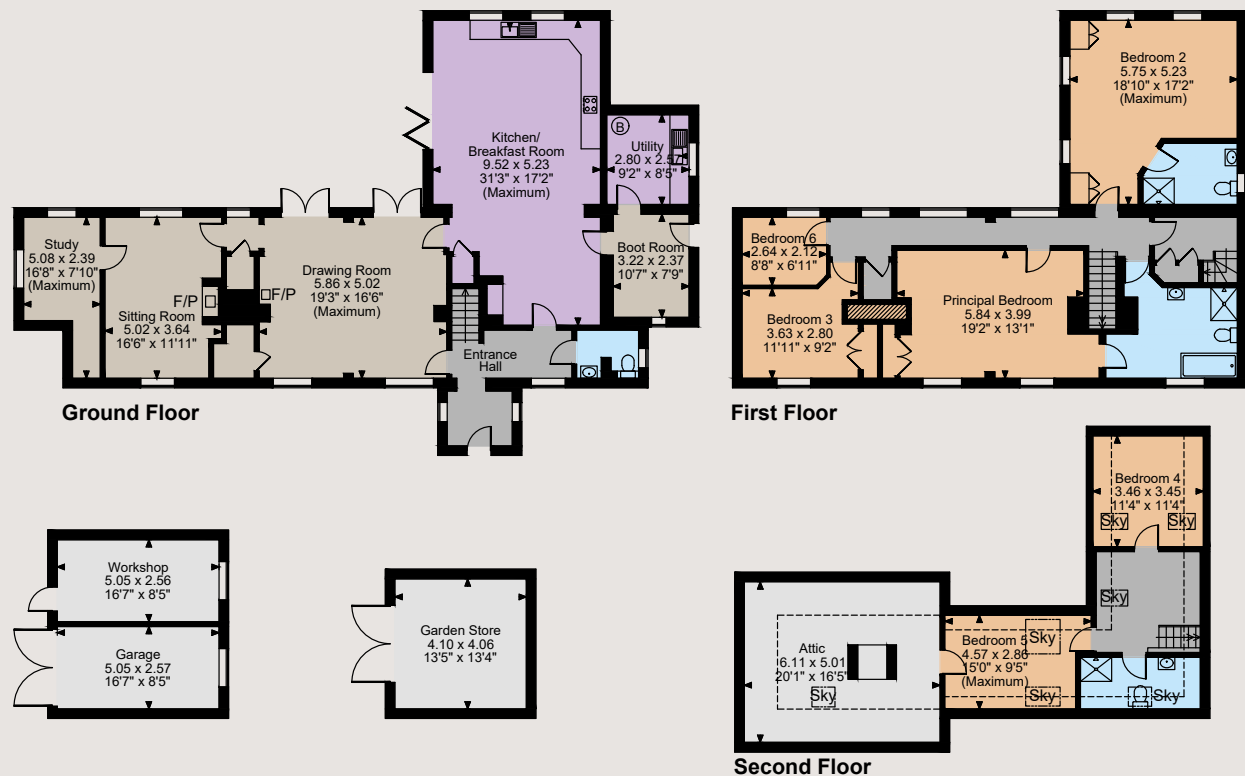
House internal area 3,196 sq ft (297 sq m)

Garage internal area 140 sq ft (13 sq m)

Outbuilding internal area 318 sq ft (30 sq m)

Total internal area 3,654 sq ft (340 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

Heading west on the A303, take the left turn onto Pimperleaze Road just before you reach Mere. In 0.6 miles, the property will be on the right.

## General

**Local Authority:** Wiltshire Council - 0300 456 0100

**Services:** Mains electricity and water. Private drainage. Oil-fired heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £1,100,000

**Covenants:** Please note that some sections of the property are for agricultural or horticultural use only.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

**01722 344010**

salisbury@struttandparker.com  
struttandparker.com

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